

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H23-0953-19 **Applicant:** Mr & Mrs B Adam
Proposal: First floor side extension and two-storey rear extension
Location: 3 Stockwell Gate Whaplode Spalding
Terminal Date: 15th November 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development

National Guidance

National Planning Policy Framework 2019

Section 12: Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder application for a first floor extension and two storey rear extension at 3 Stockwell Gate, Whaplode.

Site Description

The site is situated on the corner of Stockwell Gate, surrounded by a variety of housing types. There are bungalows to the east and south east as well as two storey semi-detached dwellings in the vicinity and a two-storey detached property to the north.

The area is not densely populated with dwellings, as the dwellings sit on good sized plots of land with reasonable separation distances.

The site is surrounded by a mature hedge boundary treatment. With a large driveway and a front garden, the dwelling is set back from the road. A double garage is situated north west of the dwelling. The property has a large rear garden.

History

None relevant.

Consultation Responses

Whaplode Parish Council - In Support

Cllr Allan Beal, Whaplode & Holbeach St John's - The application is within the curtilage of the property and does not appear to interfere with the neighbours so see no reason to object.

Planning Considerations

Layout and Design

The proposed plans will be increasing the overall footprint of the dwelling by extending to the rear. The rear extension to the ground floor will increase the kitchen size, and create a kitchen/dining area.

There will be a considerable change to the first floor of the dwelling, including the construction of two new bedrooms, along with two en suites and a family bathroom. This will increase the bed room number from 4 to 6 bedrooms.

All of the materials used will match the existing. The overall proposed design of the extension appears to blend in well with the existing dwelling, by creating two new gable roofs to the rear, which will not have a significant impact upon the change in appearance to the property.

The new window on the first floor on the western elevation is considered acceptable and is within a substantial separation distance of 16.4m (Approx.) between the neighbouring property.

Overall, it is considered that the proposal would be in accordance with Policy 2 in the South East Lincolnshire Local Plan 2019 with regards to respecting and relating to the original dwelling.

Size and Scale

The proposed first floor extension to the side of the property will extend by approximately 2.5m, which is no wider than the existing single storey side projection at ground floor.

The new rear extension will be extending out approximately by 3.8m both ground floor and first floor. This proposed extension is in scale with the existing property and is also in scale when you consider the size of the plot. There would be approx. 5m and 7m from the western and eastern boundaries respectively and the rear garden would still be approximately 18m long. Therefore this is acceptable.

Impact upon Residential Amenity

The proposed plans show that the ground floor will have bi-fold doors to the rear ground floor extension, as well as windows to the rear and west of the property. These would have a positive impact on the residential amenity of the occupants of the dwelling as it will increase the natural daylight into the property.

The first floor windows include a French door Juliet Balcony, along with two bathroom windows all facing the rear of the property. These will slightly be overlooking to the rear end of the garden of the property known as Silver Birch but this would not have a material adverse impact due to the large separation distance (18+ metres) and the windows will mostly be overlooking onto an open field which is therefore acceptable. Bathroom windows are also typically obscure glazed.

Two new bedroom windows are proposed on the eastern elevation at first floor and a new window for a bedroom on the western elevation. The new windows on the eastern elevation would be at

somewhat of an oblique angle to the adjacent property in that direction and the closest windows on that property would belong to a kitchen and bathroom. The new window on the western elevation would also be at an angle to the adjacent dwelling. Overlooking is therefore not considered to be an issue.

The dwelling is located within a sizeable plot and the distances from adjacent dwellings means that the proposed development should not be overbearing in nature or cause a material loss of light to any other property.

Conclusion

In light of the considerations above, the first floor side extension and a two storey rear extension to this dwelling is in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) and of Section 12 in the National Planning Policy Framework (2019).

The recommendation is therefore for a delegated approval.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.